

# FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

18-202A-P

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673

## Photograph



View from southeast of Units 5, 4, 3 and 2, left to right.

**Town/City:** Town of Eastham

**Place:** South Eastham

**Name of Area:** Pine Tree Condominiums, 1055-1085 State Highway

**Present Use:** single-family residences/rentals

**Construction Dates or Period:** 1944-1973

**Overall Condition:** good

**Major Intrusions and Alterations:** Unit 1 - large front porch addition; Unit 3 - side ell addition; Unit 12 - upper story addition (dates unknown)

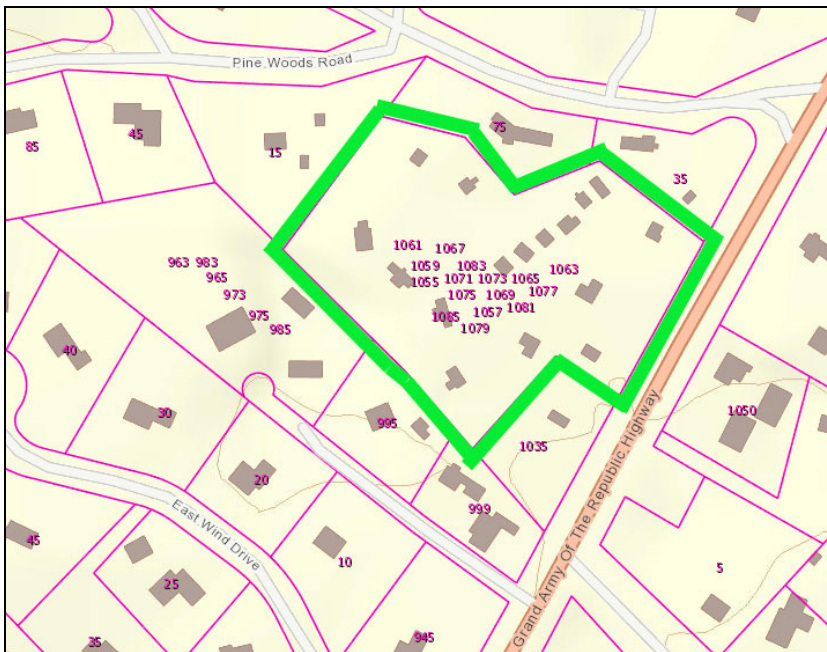
**Acreage:** 2.8 acres

**Recorded by:** Larson Fisher Assoc., Inc./Kathryn Grover

**Organization:** Eastham Historical Commission

**Date:** May 2013

## Locus Map



☒ see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

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EASTHAM

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☐ Recommended for listing in the National Register of Historic Places.

## ARCHITECTURAL DESCRIPTION

The subject property is in an area of mixed uses along State Highway/Rt. 6—a vacant gas station is located on the adjacent parcel to the south; immediately across State Highway at #1050 is a property containing both the Gristmill Antiques Gallery and a large apartment; a little farther to the south and across the highway is the Eagle Wing Motel, a large lodging establishment; single family homes border the property on the north and west. The property is fairly level with sandy soil and is well wooded with many mature pine trees, along with a variety of shrubs and floral plantings associated with individual cottages. An unimproved driveway off State Highway provides access to the property and forks to two separate “cul-de-sacs.”

The general architectural pattern for the earliest units in Pine Tree Condos, which began as a group of six rental cottages, was a gable roof over one story, 15-by-17- or 15-by-24-foot footprints, and three-bay front facades with center entrances. They were supported on concrete block piers. Most have a small cross-gabled or shed canopy to shelter their front entrances. At least one of the cottages (Unit 6) has original six-over-one windows; however most of the cottages have simple one-over-one sash replacements. For the most part the cottages are clad with wood clapboard on the front facade and wood shingles on the sides and rear. Roofing throughout is asphalt shingles. Judging by visual inspection, most if not all of the cottages have been altered, to a lesser or greater extent. For instance, in 1990, the Eastham Board of Appeals granted a Special Permit to allow sheds to be added to ten of the sixteen cottages for the sole purpose of housing propane tanks needed for hot water heaters.<sup>1</sup> These ten units were undoubtedly the smallest and oldest cottages on the property.

Unit 1, #1055 State Highway, was expanded with a large cross-gabled front porch in 2010 that obscures nearly the entire front facade and resulted in the removal of its entrance canopy.<sup>2</sup> The rear lean-to probably represents the “shed” that was part of the 1990 blanket approval for propane tank enclosures. Interestingly, this cottage has clapboard on its sides, as well as what remains exposed on its front, while the recent sunporch received shingle siding.

Unit 2, #1057, has remained close to its original form with only a few modifications, such as a Neo-Queen Anne screen door, new windows, and wood clapboard siding all around except for the rear lean-to shed, which is clad in wood shingles.

Unit 3, #1059, has been more extensively altered. A slightly recessed left (southwest) side ell with lower gable roof has been added and windows altered, removed and replaced to allow for interior kitchen and bath renovations.<sup>3</sup> At some other point (possibly earlier) an exposed brick endwall chimney was added on the right side for a fireplace. Two skylights have also been added to the front and it has a replacement front door. However, it has maintained wood clapboard siding on the front facade, including that of the ell addition, and its original front gabled canopy.

Unit 4, #1061 is one of the three-room cottages that is nearly intact. It is clad with wood clapboard on both front and sides, though the rear lean-to is clad with wood shingles. The windows have been replaced and probably the screen door is a replacement, but is otherwise has retained its historic character.

Unit 5, #1063, is another of the early cottages that has retained its historic appearance. The front facade is clad with wood clapboard, the sides with wood shingles, and the front door, including storm door look to be original. Only the windows have been replaced.

Unit 6, #1065 State Highway, has been enlarged slightly more than the other early cottages, as revealed by a secondary entrance into the rear lean-to. Otherwise it has remained virtually intact with all its wood clapboard and wood shingle siding, entrance canopy, and six-over-six windows in place. Even the front door and front screen door look to be original.

The next era of cottage construction—Units 7, through 12—resulted in somewhat larger buildings. Unit 7, #1067 State Highway has minimally recessed wings on both sides of the main section, which matches the earlier cottages in its three-bay center-entrance front facade and gable roof. The wings are both only one-bay wide. Several alterations are dated to 1992, though besides a skylight no specifics are provided in the record. This work may have included removal of the

<sup>1</sup> Town of Eastham records, Letter dated Oct. 24, 1990 granting approval of the Special Permit which was needed since the cottage colony was determined to be a non-conforming land use.

<sup>2</sup> Ibid., building permit for porch dated July 19, 2010.

<sup>3</sup> Ibid., building permit issued Nov. 6, 1992; addition and window alterations/replacements specified.

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entrance canopy. In 2011 a pre-existing deck was approved for enclosure as a screened porch apparently behind the right side ell.<sup>4</sup> This cottage is entirely clad with wood shingles.

Unit 8, #1069 State Highway, is similar in plan and form to Unit 7. This cottage has been reclad with vinyl novelty siding, all the windows have been replaced and a wood deck has been added off the rear. This building has a full concrete block foundation, reflecting its later 1958 construction date.

According to the condominium / deed records Unit 9, #1071 State Highway, is the largest of the condos though it generally matches the plan and form of Units 7 and 8, with two symmetrical side wings, slightly recessed from a three-bay center entrance facade. The siding is clapboard and the windows intact six-over-one sash with decorative shutters. A small screened porch (enclosing a previous deck) has been added behind the left side wing at the southwest corner.<sup>5</sup>

Unit 10, #1073 State Highway is one of the small cottages with a three-bay front facade. In 2008 a screened porch was added to its right side, which is just barely recessed and has a steeply pitched gable-roofed that is taller than the original roof.<sup>6</sup> It has retained its shed-roofed entrance canopy, is clad entirely with wood shingles and has decorative shutters (on half the front windows). The six-over-six windows, although appear to have true divided lights, are replacements as evidenced by their smaller frames within the original window openings (compare to the intact six-over-one windows on the cottage next door at #1075).

Unit 11, #1075 State Highway, is essentially intact having retained its front entrance canopy (shed roof), the original six-over-one windows, and weathered wood shingle siding. The only changes have been the addition of a wood deck off the left (northwest) side and the small rear lean-to that houses the propane tanks and water heater like the other small cottages in the complex.

Unit 12, #1077 State Highway, is the most dramatically altered of all sixteen cottages, though it retains the wood shingle cladding used throughout the complex—in 2003 its roof was raised to accommodate loft space and a cathedral ceiling. Peter McDonald of North Eastham was the architect; his firm was established in 1998.<sup>7</sup> The final product of the expansion is slightly different from the plans submitted. The front shed dormer has three, rather than two windows and the gable end wall has a taller window than the plans depicted. A rather formal white-painted deck extends from the right (southeast) side of the cottage. The two windows on the first floor of the front facade appear to be original, though at least one other appears to have been replaced.

There is no Unit 13 in this complex. Unit 14, #1079 State Highway, is one of the four-room and more recent cottages (built c. 1958) and reflects a somewhat more Modern expression with an asymmetrical front facade due to the paired windows to the right of the entrance and single window to the left. It is larger as well with an ell off the left (southwest) corner. A screened porch has been added that fills in the area to the right (northwest) of the ell. An exterior brick chimney is located on the right side of the cottage. The unit retains its wood clapboard siding on the front facade and wood shingles on the remaining sides as well as an original shed-roofed entry canopy. Windows have been replaced and decorative window blinds added. It has a full foundation of concrete block.

The architectural expression of Unit 15, #1081 State Highway, matches that of Unit 14 in form, fenestration and materials, except that it does not have a front entry canopy. All of the windows in this cottage have been replaced and two skylights added. No building permits were found for this unit other than the shed for propane tank and water heater.

Unit 16, #1083 State Highway, replicates the architecture of Units 14 and 15 with the exception that it has wood clapboard on all facades and like #1081 has no front entry canopy. Also, its two-over-two double hung windows with horizontal muntins may be original to this c. 1958 cottage.

Unit 17, #1085 State Highway, also matches the plan and fenestration of Units 14, 15, and 16, though its cladding of wood clapboard and wood shingles. The windows and front door have been replaced and decorative window blinds added. The latter alterations may have been done in 1992, while a fence around the open area to the right of the rear ell was added in 1995.<sup>8</sup>

<sup>4</sup> Ibid., three dates in 1992 are noted on a summary sheet under "Alt."—Feb. 3, March 19 & June (?) 6. A building permit for screened porch was issued May 25, 2011.

<sup>5</sup> Ibid., building permit dated May 19, 2009.

<sup>6</sup> Ibid., building permit dated Oct. 7, 2008.

<sup>7</sup> Ibid., building permit dated May 21, 2003. Architect's website: <<http://www.capecodarch.com/index.php>>.

<sup>8</sup> Ibid., records simply note "alt." with date of March 18, 1992, no details provided. Another note, "add." dated Sept. 13, 1995, indicates "fence."

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The accessory building located just to the south of the driveway entrance houses the Pine Tree Condominiums office. It is the most recently constructed, c. is differentiated from the others by its asymmetrical gable roof that extends well beyond the front facade to form a sort of porch. Its two-bay front facade has a multi-light three-part window to the right of the front entrance (20-light fixed window flanked by six-over-six sash). The front door has a nine-light window over two horizontal panels, as does a secondary entrance on the north side. An eight-over-eight double hung window is located to the left of that doorway. This building is entirely clad with wood shingles and has a concrete block foundation.

## HISTORICAL NARRATIVE

The sixteen cottages and accessory buildings that comprise Pine Tree Condominiums were built in three stages between 1944 and 1960. They occupy a 2.8-acre tract of land that had earlier belonged to Nelson Munroe Knowles (1858-1903) and earlier still to his father, Edmund L. Knowles. This part of the Knowles family owned land on both sides of State Highway; on the west side, where Pine Tree Condominiums is located, the land originally extended north along State Highway at least to the south side of Hay Road. After Nelson Knowles's death the parcels passed to his eldest son Raymond Nelson Knowles (b. 1899) and his wife Florence Adeline Knowles.

In May 1933, after the Massachusetts Land Court had settled a dispute over parcel boundaries between the Knowles family and the daughters of Eastham farmer Charles A. Rogers, F. Adeline Knowles and Rogers' daughters transferred their title to parcels on both sides of State Highway to Carl C. and Mary V. French.<sup>9</sup> Carl French was born in Woburn, Massachusetts, about 1887. He married Mary V. Burns, also of Woburn, in 1902. At that time he was working as a telephone company lineman. By 1930 he was a line foreman for Edison Electric, and he and his wife were still living in Woburn. Eastham tax records for 1937 show French as the owner of a house, barn, and garage; a 1937 plan makes clear that these buildings were all on the east side of State Highway, not on the site of the Pine Tree cottages. French's "homestead lot" at 1080 State Highway (EAS.15) on the east side of the road was 5.16 acres, and he also owned 20 acres of unimproved land, all on the west side of the highway, and a half acre elsewhere divided into four small lots.

The 1940 census lists French on State Road in Eastham with his wife Mary. They are shown as occupying that same house in 1935, no doubt 1080 State Highway. It is possible, though not documented, that French built a cottage on the subject property on the west side of the highway before he sold the land he owned there to William A. and Lulu A. Dunsford in July, 1945. However, the deed does not mention there being buildings. Town records state that 1061 State Highway was built in 1944; it is identical in design to 1057, 1063, 1065, 1073,<sup>10</sup> 1075, and 1077 State Highway. The cottage at 1061 State Highway appears to have been the prototype for the six others.<sup>10</sup>

The Dunsford family owned 1055-85 State Highway from 1945 to 1964, and William Dunsford or his father, a carpenter, probably built the remaining fifteen of the Pine Tree cottages. A 1958 Barnstable County Land Court plan shows all sixteen cottages on the site by 1958. The same building footprints and locations for these are shown on a 1973 plan.<sup>11</sup> (See both plans below.) Tax records for 1947 list Dunsford as owner of 19.7 acres, two cottages (one valued at \$1200 and the other at \$200), and a gas station valued at \$700. The lesser-valued cottage must be one of the small, three-room cottages, perhaps 1061 State Highway.

Born in Arlington in 1892, William Arthur Dunsford was the son of Prince Edward Island native William Dunsford, who immigrated to the United States in 1887. Four years later in Newton Dunsford married Deborah Allen Canfield, who had emigrated from Nova Scotia in 1886. The couple lived in Belmont in 1900, by which time they had three children—William Arthur (b. 1892), Clare (b. 1893), and Olive (b. 1895). William Dunsford's brother, Isaac, lived with them and worked in the livery stable in Belmont run by his brother William. For three years, including 1910, William served in the U.S. Navy aboard *the USS Mississippi* in the Philippines, and in 1913 in Watertown he married Lulu Agnes Reynolds, who was a native of Prince Edward Island as well. By 1917 he was working as a locomotive fireman for the Boston and Maine Railroad, and by 1920 he was a Boston police officer. He and his wife Lulu had three children by 1920—William, five years old; Clarence, three; and George, eleven months. By 1930 the family had moved to Wayland, and Dunsford was working as a machinist. The family remained in Wayland through at least 1942.

Eastham tax records for 1950 show Dunsford with the same 19.7 acres, two cottages, and gas station he had owned in 1947, together with five additional "camps" that were valued in total \$2000. Town records that date eleven Pine Tree Cottages to 1949 are thus clearly incorrect. Tax records for 1954 show Dunsford with the same acreage, the same two

<sup>9</sup> F. Adeline Knowles and Beatrice H. Horton, Eastham; Jennie D. Ellis, Dennis; and Leila H. Rogers, Brookline, to Carl C. and Mary V. French, 15 May 1933, Certificate of Title 3221. See also Commonwealth of Massachusetts Land Court in Matter of the Petition of F. Adeline Knowles, Beatrice H. Horton, Jennie D. Ellis, Leila H. Rogers, and Maude H. Rogers, 3 March 1933, Doc #6785-1, Certificate of Title 3181, and "Plan of Land in Eastham," January 1932, Barnstable County Land Court Plan 15122-A.

<sup>10</sup> Carl C. and Mary V. French to William A. and Lulu A. Dunsford, Wayland, 16 July 1945, Certificate of Title 7443.

<sup>11</sup> "Subdivision Plan of Land in Eastham," January 1958, BC Land Court (hereafter cited as BCLC) 15122-D; "Subdivision Plan of Land in Eastham," 12 July 1973, BCLC 15122-J.

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cottages and gas station, and by that time eleven camps. Five of the camps were valued at \$400 each and appear to be the ones already built by 1950; another three camps were valued at \$400 each; and the remaining three camps were valued at \$1000 each. Thus 1061 State Highway was perhaps the earliest, built between 1944 and 1947, the five camps listed in 1950 tax records no doubt were the five three-room cottages (1055, 1057, 1061, 1063, and 1065 State Highway). Six more cottages were built between 1950 and 1954, and the remaining four cottages were built between 1954 and 1958.

William Arthur Dunsford died by August 1958, when his widow Lulu transferred her interest in the Pine Tree Cottage property to her son George. In 1964 all of William Dunsford's heirs sold the property to C. Lawson and Elizabeth H. Hayes of Verona, New Jersey, who owned the complex until 1973. In 1984 Paul F. and Denise E. Coughlan, as trustees for Pine Tree Realty Trust, acquired the property, and in 1990 they converted the cottages to Pine Tree Condominium.<sup>12</sup> The master deed refers to a January 1990 site plan, "Pine Tree Condominium Plan of Land in Eastham, Mass.," but the plan was either not registered or has not been indexed at the Barnstable County Registry of Deeds.

The three-room cottages numbered 1055 and 1057 State Highway are Units 1 and 2, respectively, and two of the five three-room cottages in the complex. The Coughlans sold the units to Larry D. and Sharon K. Burkett of Cortland, New York, in 1993 and in turn the Burketts sold them in 1999 to current owner Aaron J. Coneen of Orleans.<sup>13</sup> Coneen sold 1055 State Highway to Gretchen Miller of Farmington, Connecticut, in 2000. In 2002, 1057 State Highway was sold to current owners Michael J. and Brenda M. Brown of North Smith, Rhode Island.

The cottage numbered 1059 State Highway is Unit 3 in the master deed. In 1999 the Coughlans sold the unit to Donald C. and Suzanne R. Nadeau of Amesbury, the current owners.<sup>14</sup>

Unit 4 in the master deed, 1061 State Highway is one of the five three-room cottages in the complex. The Burketts, who bought Units 1 and 2 in March 1993, bought this unit at the same time and owned it until 1999, when they sold it to Deborah F. Crosby of Eastham.<sup>15</sup> Town assessors' records date this cottage to 1944, which if accurate would make it the earliest building in the cottage complex.

The three-room cottage at 1063 State Highway is Unit 5 in the Pine Tree complex. In June 1992 the Coughlans sold it to Anne-Laure Rocher of Dorchester. It changed hands again, and by 2001 Beverly J. Thorp of Weymouth, one of the current owners, acquired the unit.<sup>16</sup>

The three-room cottage at 1065 State Highway is Unit 6 in the master deed. In 1991 the Coughlans sold it to Robert M. Oldsman, trustee of Surfside Realty Trust. In 2005 current owners Richard J. and Vicky P. Garrett of Eastham acquired the unit.<sup>17</sup>

Unit 7 in the Pine Tree complex, 1067 State Highway was sold in 1991 by the Coughlans to Catherine A. Herlihy of Quincy; in 2007 she (as Catherine A. Donovan) sold the unit to Joseph W. and Anne L. Caliento of Kingston, the current owners.<sup>18</sup>

Unit 8 in the Pine Tree complex has been owned since 1990 by Charles and Anna M. Woodward of Brockton.<sup>19</sup>

Unit 9, #1071 is the largest cottage in the complex. It has been owned since 1990 by Gerald and Evelyn Broadbridge of Brookfield Center, Connecticut.<sup>20</sup>

<sup>12</sup> Lulu A. Dunsford to George C. Dunsford, 15 August 1958, BCLC Certificate 23962; Lulu A. Dunsford et al to Benjamin T. Peck III, Andover, 29 May 1973, BCLC Certificate 58825; Hobart D. Van Deusen, New York NY, to Paul F. and Denise E. Coughlan, trustees Pine Tree Realty Trust, 25 January 1984, BCLC Certificate 95219; Coughlans, trustees Pine Tree Realty Trust, master deed for Pine Tree Condominium, 15 June 1990, BCLC Document 511774-1.

<sup>13</sup> (1055) Paul F. and Denise C. Coughlan to Larry D. and Sharon K. Burkett, 3 March 1993, BCLC Document 57683-1; Burketts to Aaron J. Coneen, 29 April 1999, BCLC Document 767769-1; Coneen to Gretchen Miller, 30 August 2000, BCLC document 809861-1; (1057) Coughlans to Burketts, 3 March 1993, BC Document 576785-1; Burketts to Coneen, 29 April 1999, BC Document 76776-1; Denise F. Peck to Michael J. and Brenda M. Brown, 13 September 2002, BCLC Document 886140-1.

<sup>14</sup> Coughlans to Donald C. and Suzanne R. Nadeau, 22 October 1990, BC Land Court Document 524641-1.

<sup>15</sup> Coughlans to Burketts, 3 March 1993, BC Land Court Document 576787-1; Burketts to Deborah F. Crosby, 15 April 1999, BC Land Court Document 762643-1.

<sup>16</sup> Coughlans to Anne-Laure Rocher, 17 June 1992, BC Land Court Document 55559-1; Stephen J. Grigas to Beverly J. Thorp and Gary Gedney, 19 April 2001, BC Land Court Document 830592-1.

<sup>17</sup> Coughlans to Robert M. Oldsman, 22 May 1991, BCLC Document 528014-1; Vicky P. Ludington to Richard J. and Vicky P. Garrett, 11 October 2005, BCLC Document 1015798-1.

<sup>18</sup> Coughlans to Catherine A. Herlihy, 12 February 1991, BCLC 523068-1; Catherine A. Donovan to Joseph W. and Anne L. Caliento, 29 June 2007, BCLC Document 1067760-1.

<sup>19</sup> Coughlans to Charles and Anna M. Woodward, 21 November 1990, BCLC Document 512838-1.

<sup>20</sup> Coughlans to Gerald and Evelyn Broadbridge, 20 August 1990, BCLC Document 512838-1.

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The Coughlans sold Unit 10 to Virginia M. and Joseph W. Chester of Belmont in August 1990. Virginia Chester sold it to Susan E. Melvin and Norma Lord of Danbury, Connecticut, in 1993; Melvin is the property's current owner.<sup>21</sup>

In 1991 the Coughlans sold Unit 11 to Robert M. Oldsman of Surfside Realty Trust, who acquired 1065 State Highway on the same day. Current owners Frank C. Destino II and his wife Patricia of Natick acquired the property in 2000.<sup>22</sup>

Unit 12 was sold in 1991 by the Coughlans to Christopher Donovan of North Andover. The current owners and Anne L. and Joseph Caliento of Dalton; Anne Latham Caliento had earlier owned Unit 11 at 1075 State Highway.<sup>23</sup>

The Coughlans sold Unit 14, #1079, to Leo P. Boucher of Long Beach, California, in 1991. Current owners Susan E. Garrett and John E. Wright of Hadley acquired it in 2010.<sup>24</sup>

Number 1081 State Highway, Unit 15 in the master deed. In July 1991, four months after having acquired 1079 State Highway, Leo Boucher bought Unit 15. Current owners Michael J. and Elaine M. Lobay of Mahwah, New Jersey, acquired the property in April 2009.<sup>25</sup>

The Coughlans sold 1083 State Highway, Unit 16 in the master deed, to Geraldine A. Strazyk of Chelsea in December 1991; she already owned 1085 State Highway. Current owners Jane E. Davis and Luciano Boglione of Cambridge bought the unit in 2005.<sup>26</sup>

Geraldine Strazyk acquired Unit 17, 1085 State Highway, about five months before acquiring Unit 16. She and Mary K. Shaughnessy, also of Chelsea, are the current owners.<sup>27</sup>

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<sup>21</sup> Coughlans to Virginia M. and Joseph W. Chester, 20 August 1990, BCLC Document 512595-1; Chester to Susan E. Melvin and Norma R. Lord, 7 April 1993, BCLC Document 579850-1.

<sup>22</sup> Coughlans to Robert M. Oldsman, 22 May 1991, BCLC Document 528009-1; Michael N. Quinn and Anne Latham Caliento (fka Anne L. Latham) to Frank C. Destino II and Patricia M. Destino, 17 May 2000, BCLC Document 800336-1.

<sup>23</sup> Coughlans to Christopher Donovan, 6 December 1991, BCLC Document 540218-1; Lisa A. Caliento to Anne L. Latham and Joseph Caliento, 1 March 1999, BCLC Document 757724-1.

<sup>24</sup> Coughlans to Leo P. Boucher, 9 April 1991, BCLC Document 527388-1; Charlene Siemon to Susan E. Garrett and John E. Wright, 2 December 2010, BCLC Document 1157656-1.

<sup>25</sup> Coughlans to Boucher, 1 July 1991, BCLC Document 530569-1; William J. Everett to Michael J. and Elaine M. Lobay, 9 April 2009, BCLC Document 1110854-1.

<sup>26</sup> Coughlans to Geraldine A. Strazyk, 6 December 1991, BCLC Document 540260-1; Roseanne Heffron to Jane E. Davis and Luciano Boglione, 30 August 2005, BCLC Document 1011696-1.

<sup>27</sup> Coughlans to Strazyk, 24 July 1991, BCLC Document 531851-1; Geraldine A. Strazyk to Mary K. Shaughnessy and Geraldine A. Strazyk, 23 September 1997, BCLC Document 705209-1.

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**MAPS**

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**PROPERTY DATA SHEET**

MHC #s	Map	Parcel	Ext	St #	Street Name	Year Built	Style/Form
EAS.657	18	202	A	1055	STATE HWY	1945-50	1-story cottage - Res. Condo
EAS.658	18	202	B	1057	STATE HWY	1945-50	1-story cottage - Res. Condo
EAS.659	18	202	C	1059	STATE HWY	1950-54	1-story cottage - Res. Condo
EAS.660	18	202	D	1061	STATE HWY	1944-47	1-story cottage - Res. Condo
EAS.661	18	202	E	1063	STATE HWY	1945-50	1-story cottage - Res. Condo
EAS.662	18	202	F	1065	STATE HWY	1945-50	1-story cottage - Res. Condo
EAS.663	18	202	G	1067	STATE HWY	1950-54	1-story cottage - Res. Condo
EAS.664	18	202	H	1069	STATE HWY	1950-54	1-story cottage - Res. Condo
EAS.665	18	202	I	1071	STATE HWY	1950-54	1-story cottage - Res. Condo
EAS.66	18	202	-	1055-85	STATE HWY	1964-73	1-story accessory bldg/Condo Office
EAS.667	18	202	J	1073	STATE HWY	1944-47	1-story cottage - Res. Condo
EAS.668	18	202	K	1075	STATE HWY	1945-50	1-story cottage - Res. Condo
EAS.669	18	202	L	1077	STATE HWY	1945-50	1.5-story cottage - Res. Condo
EAS.670	18	202	M	1079	STATE HWY	1954-58	1-story cottage - Res. Condo
EAS.671	18	202	N	1081	STATE HWY	1954-58	1-story cottage - Res. Condo
EAS.672	18	202	O	1083	STATE HWY	1954-58	1-story cottage - Res. Condo
EAS.673	18	202	P	1085	STATE HWY	1954-58	1-story cottage - Res. Condo

MHC#s are shown on site plan, below.



# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM

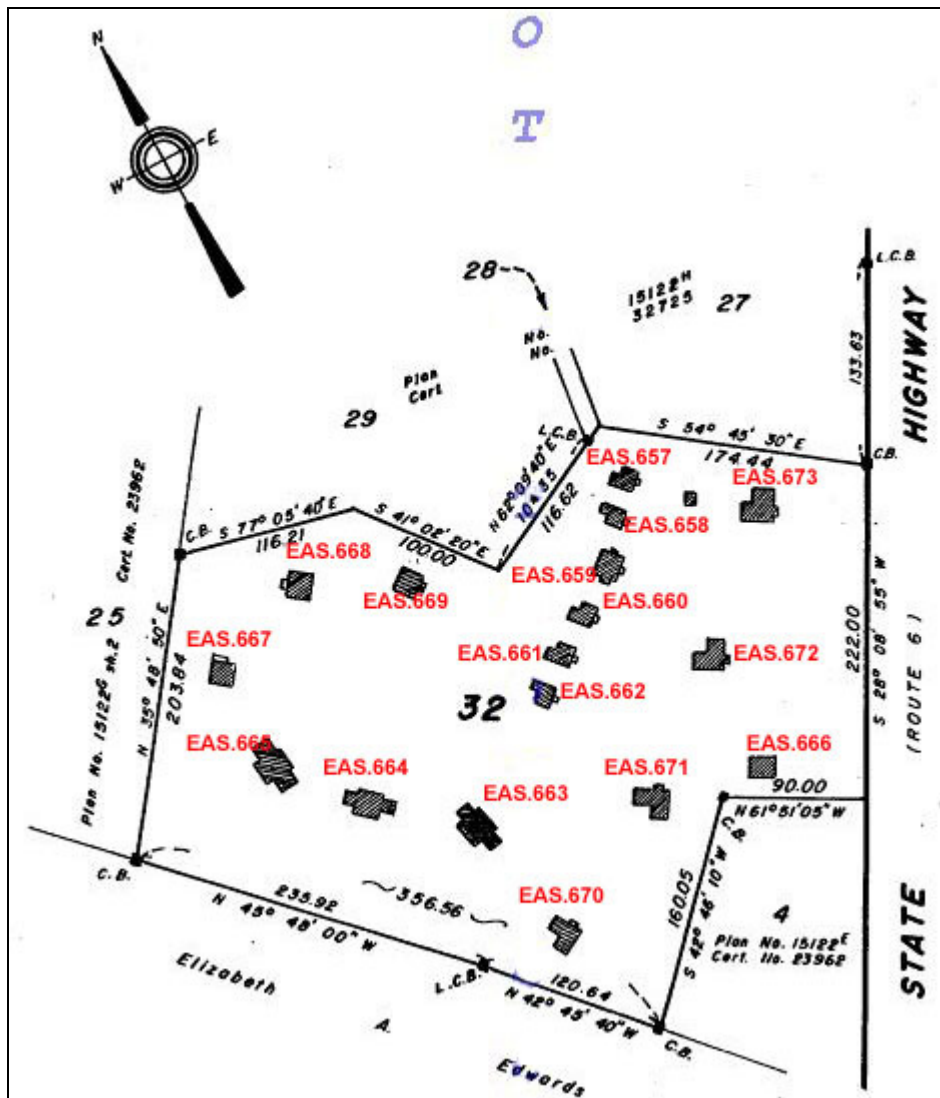
1055-85 STATE HIGHWAY

Area Letter Form Nos.

U

EAS.657-673

## SITE PLAN



# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM

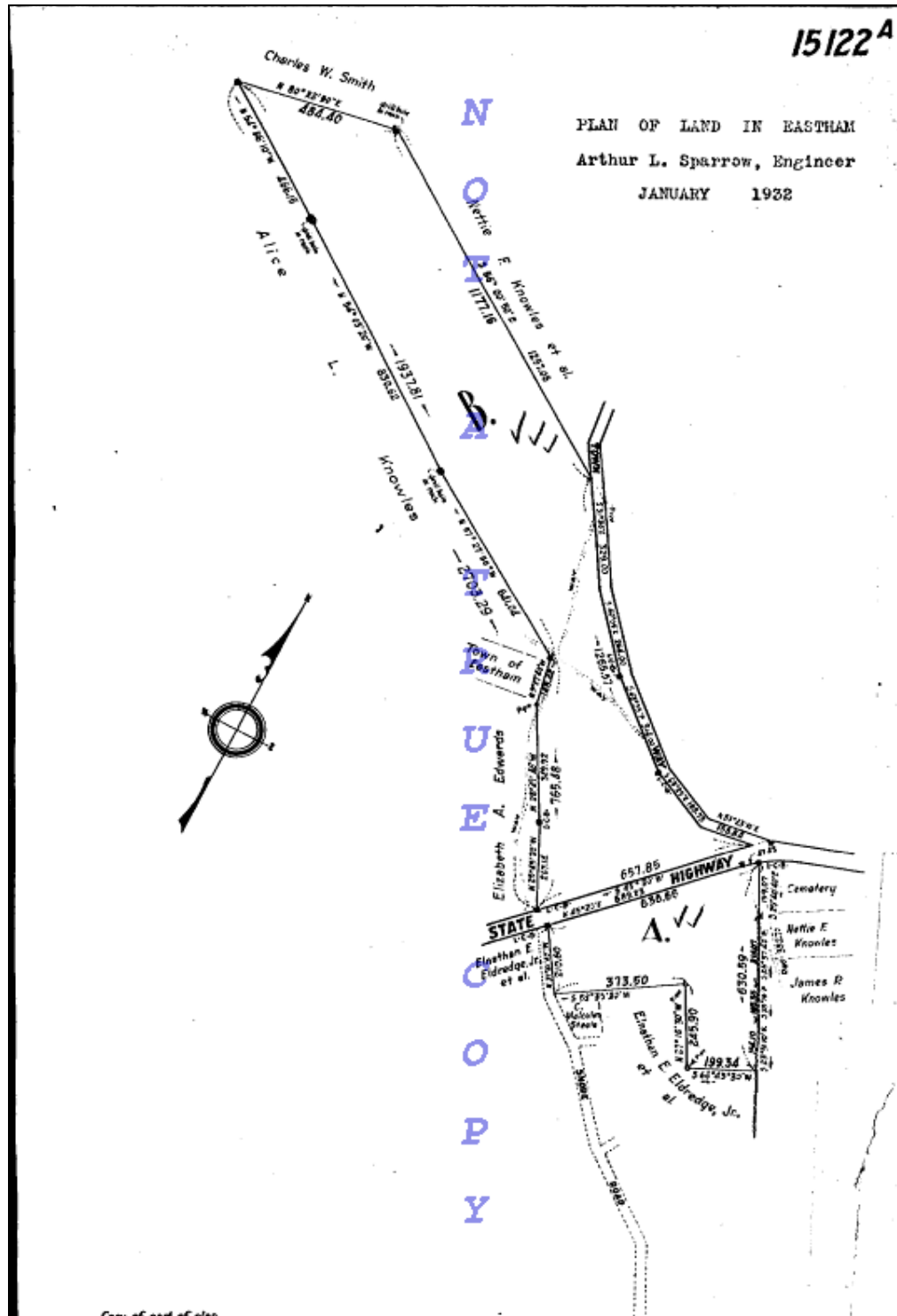
1055-85 STATE HIGHWAY

Area Letter Form Nos.

U

EAS.657-673

## SUPPLEMENTARY IMAGES



Barnstable County Land Court Plan of 1932 (15122A): The cottages at 1055-85 State Highway occupy the lower (southernmost) section of Parcel B.

# INVENTORY FORM A CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

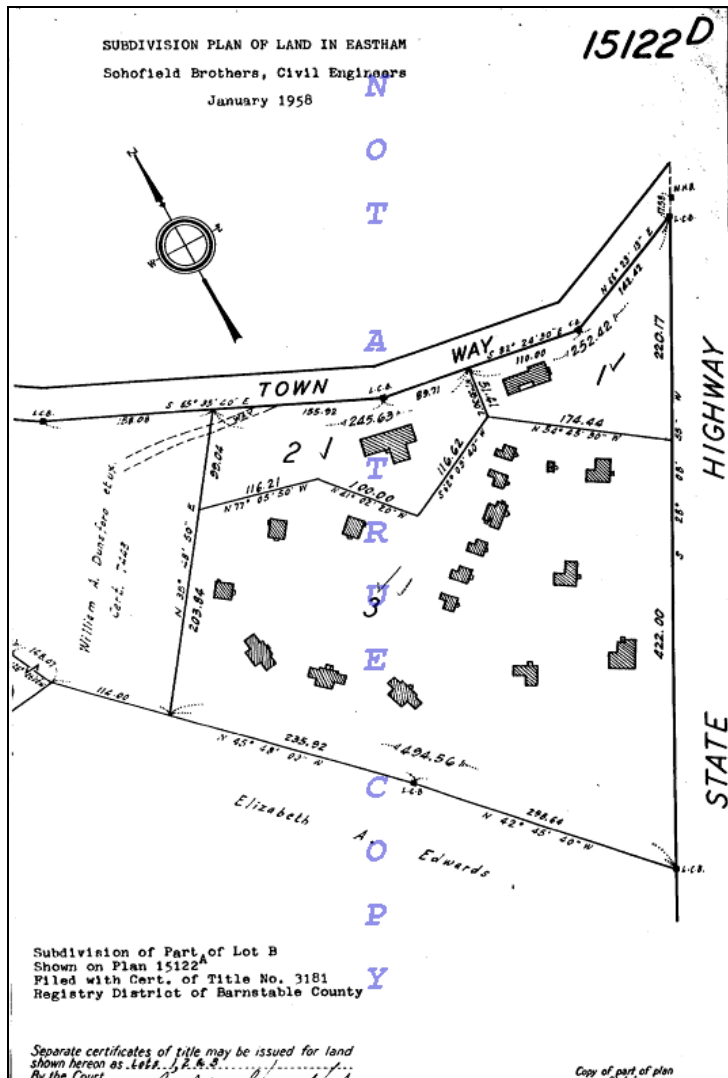
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

EASTHAM

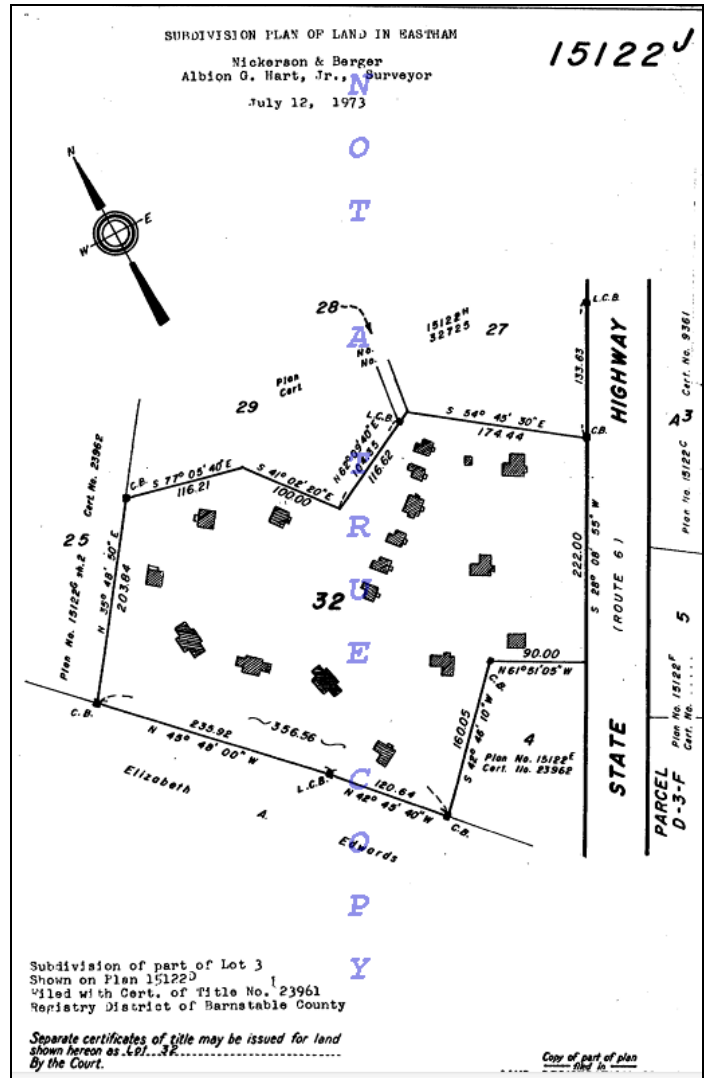
1055-85 STATE HIGHWAY

Area Letter Form Nos.

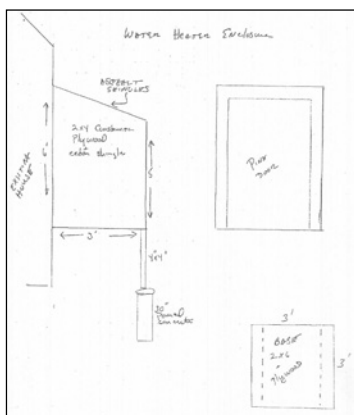
U EAS.657-673



Land Court Plan of 1958 (15122D) depicts all sixteen units of what is now Pine Tree Condominium in place.



Land Court Plan of 1973 (15122J) shows the Pine Tree cottages with the same footprints but with lot 4 divided out & the building in that area removed, replaced by an office.



Typical lean-to design for water heater and propane tank enclosures approved for 10 cottages in 1990 (in Assessor's files for #1067, #1069, 1071, 1073, 1075, 1081).

## PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



# INVENTORY FORM A CONTINUATION SHEET

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EASTHAM

1055-85 STATE HIGHWAY

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Sign for Pine Tree Condominiums on State Highway.



Aerial view from east (photo courtesy of Bing Maps online).



EAS.657: Cottage at 1055 State Highway (Unit #1/A), view from northeast.



# INVENTORY FORM A CONTINUATION SHEET

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EASTHAM

1055-85 STATE HIGHWAY

Area Letter Form Nos.

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EAS.657-673



EAS.658: View from southeast of #1057 (Unit 2/B).



EAS.659: View from southeast of #1059 (Unit 3/C).



EAS.660: View of #1061 from southeast (Unit 4/D).



EAS.661: View of #1063 from southeast (Unit 5/E).



EAS.662: View of #1065 from southeast (Unit 6/F).



EAS.663: View of #1067 from north (Unit 7/G).



# INVENTORY FORM A CONTINUATION SHEET

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EASTHAM

1055-85 STATE HIGHWAY

Area Letter Form Nos.

U

EAS.657-673



EAS.664: View of #1069 from north (Unit 8/H).



EAS.665: View of #1071 from northeast (Unit 9/I).



EAS.667: View of #1073 from east (Unit 10/J).



EAS.668: View of #1075 from south (Unit 11/K).



EAS.669: View of #1077 from south (Unit 12/L). (There is no Unit 13.)



EAS.670: View of #1079 from northeast (Unit 14/M).



# INVENTORY FORM A CONTINUATION SHEET

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EASTHAM

1055-85 STATE HIGHWAY

Area Letter Form Nos.

U

EAS.657-673



EAS.671: View of #1081 from northeast (Unit 15/N).



EAS.672: View of #1083 from southeast (Unit 16/O).



EAS.673: View of #1085 from southeast (Unit 17/P).



EAS.666: View from east of accessory bldg. (Condo Office) b. 1964-73.